



Instinct Guides You



## Corscombe Close, Weymouth £220,000

- No Onward Chain
- Views Over Radipole Lake & Swannery
- Allocated Parking
- Stunning Marina Views
- Balcony With Views
- Family Bathroom & En-suite
- Close To Town & Amenities
- Bright Triple Aspect Apartment



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Offered with NO ONWARD CHAIN is this well presented, TRIPLE ASPECT, TWO DOUBLE BEDROOM first floor purpose built APARTMENT that enjoys BEAUTIFUL views over the inner MARINA and surround townscape. The property benefits a ground floor STORAGE CUPBOARD, ALLOCATED PARKING SPACE, BALCONY & a BRIGHT & AIRY feel throughout thanks to windows with three aspects.

Stepping inside the building there is a generous storage cupboard on the ground floor, large enough to store a bicycles or mobility scooter with ease. A staircase rises to the first floor, alternatively there is lift access.

The moment you enter the apartment you feel a wonderful sense of space thanks to a well portioned hallway that allows plenty of light to enter thanks to two west facing windows, there are also a storage cupboard.

The bathroom is situated on the left hand side and comprises of bath, wash hand basin and W/C. Bedroom two is found opposite which is a well sized double bedroom that looks down Corscombe Close with some views of the marina. Adjacent is the kitchen, it has a range of fitted units with a built in oven and hob and space for a small fold out table.

The focal point of the property is most certainly the spacious lounge/diner. It has dual aspect window and patio doors that flood the space with natural light creating a welcoming space. A sliding door opens onto a balcony that offers superb views of the marina and thanks to its position catches stunning sun rises.

Bedroom one is another double room that enjoys a built in wardrobe and a shower room en-suite, finished with a hand basin and vanity unit and W/C.

The apartment benefits from an allocated parking space.



**Bedroom One 13'8" x 8'11" max (4.19 x 2.74 max )**

**Bedroom Two 11'3" x 8'7" (3.45 x 2.64)**

**Lounge/Diner 14'4" x 12'9" (4.39 x 3.89)**

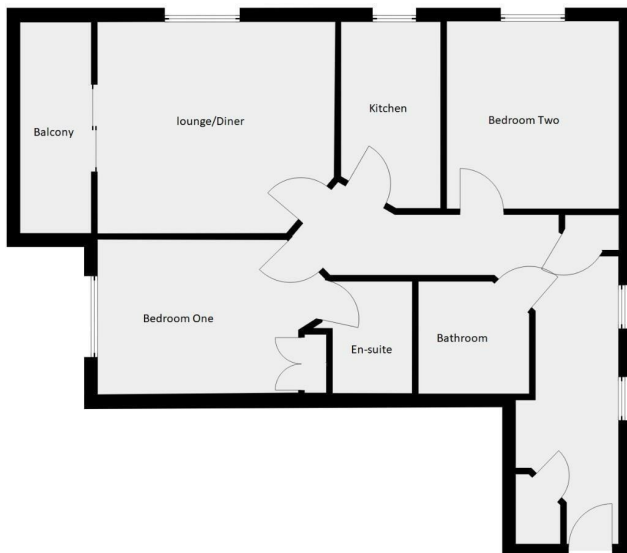
**Kitchen 11'3" x 6'0" (3.43 x 1.83)**

**Storage Cupboard 5'8" x 4'7" (1.73m x 1.40m )**

**Lease & Maintenance Information**

The vendor informs us there is a 125 year lease which began in 2003, the ground rent charge is £520 per year which is broken into two six monthly payments and the service charge is £2200 per year which is also broken into 2 six monthly payments, both of which are reviewed yearly, there are no holiday lettings, pets allowed on request.

These details should be confirmed by your solicitor before any expense is incurred.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.